

March 20, 1975

BOARD OF APPEAL REFERRALS

1. Z-3278 John Veasy and Thomas Kershaw
84 Beacon Street, Beacon Hill
Change occupancy from hotel and restaurant to
20 apartments, restaurant, and lounge.
2. Z-3279 Paul A. Desharnais
31 Hall Street, Jamaica Plain
Add third-floor bedroom to 2½-story, two-family house.
3. Z-3280 William Corbett, Jr.
38 Seattle Street, Brighton
Change occupancy from one-family to two-family house.
4. Z-3281 Murine Realty Trust
702 Massachusetts Avenue, Boston
Change occupancy from one-family dwelling to professional
offices; erect one-story addition.
5. Z-3282 Children's World Day Care Center, Inc.
63 Perrin Street, Roxbury (Model Cities)
Increase capacity of existing day care center from
15 to 46 children.
6. Z-3283 Boston Housing Authority
55 Faneuil Street, Brighton
Establish day care center for 24 children in basement
room of apartment house.
7. Z-3287 P and F Realty Trust
269 Newbury Street, Back Bay
Change occupancy from 5 apartments and restaurant to
3 apartments, restaurant, offices, and stores; remodel
basement and first floor. Erect free-standing sign.
(Note: Back Bay Architectural Commission has
approved exterior changes and sign.)
8. Z-3289 Suffolk Franklin Savings Bank
230 Harvard Avenue, Brighton
Change occupancy from bank to bank with drive-in
services.

MEMORANDUM

March 20, 1975

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing date: 3/25/75

Petition No. Z-3278
John Veasy and Thomas Kershaw
84 Beacon Street, Boston
at Brimmer Street

Five-story structure - apartment (H-2-65) district.

Purpose: to change occupancy from hotel and restaurant to 20 apartments,
restaurant and lounge.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. A restaurant with entertainment is forbidden in an H-2-65 district.		
Section 17-1. Open space is insufficient.	150 ft.	25 ft.
Section 23-1 Off-street parking is insufficient.	14 spaces	0

Permanent residential occupancy is more desirable in this neighborhood.
Petitioner should make arrangements with nearby facility to provide required off-street parking. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3278, brought by John Veasy and Thomas Kershaw, 84 Beacon Street, Boston, for a forbidden use and two variances for a change of occupancy from hotel and restaurant to 20 apartments, restaurant, and lounge in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval provided that arrangements are made with nearby facility to supply required off-street parking.

CHARLES

BRIMMER

Z-3278

84 BEACON ST.

(B.B.)

PUBLIC

ARLINGTON

1330-

BERKELEY

HUNTERBOROUGH

20 LMD

Board of Appeal Referrals 3/20/75

Hearing date: 3/25/75

Petition No. Z-3279
Paul A. Desharnais
31 Hall Street, Jamaica Plain
near South Street

2½-story frame structure - residential (R-.8) district.

Purpose: to erect one-story addition to two-family dwelling.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 20-1. Rear yard is insufficient.	31 ft.	18 ft.

Dormer addition (under construction) would be utilized as a bedroom. Yard violation is technical and would have no adverse effect on surrounding properties. Recommend approval.

VOTED: In reference to Petition No. Z-3279, brought by Paul A. Desharnais, 31 Hall Street, Jamaica Plain, for a variance to erect a one-story addition to a two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Yard violation is technical and would have no adverse effect on surrounding properties.



Z-3279
31 HALL ST.
(J.P.)

Board of Appeal Referrals 3/20/75

Hearing date: 3/25/75

Petition No. Z-3280
William Corbett, Jr.
38 Seattle Street, Allston
near Hopedale Street

2½-story frame structure - residential (R-.5) district.

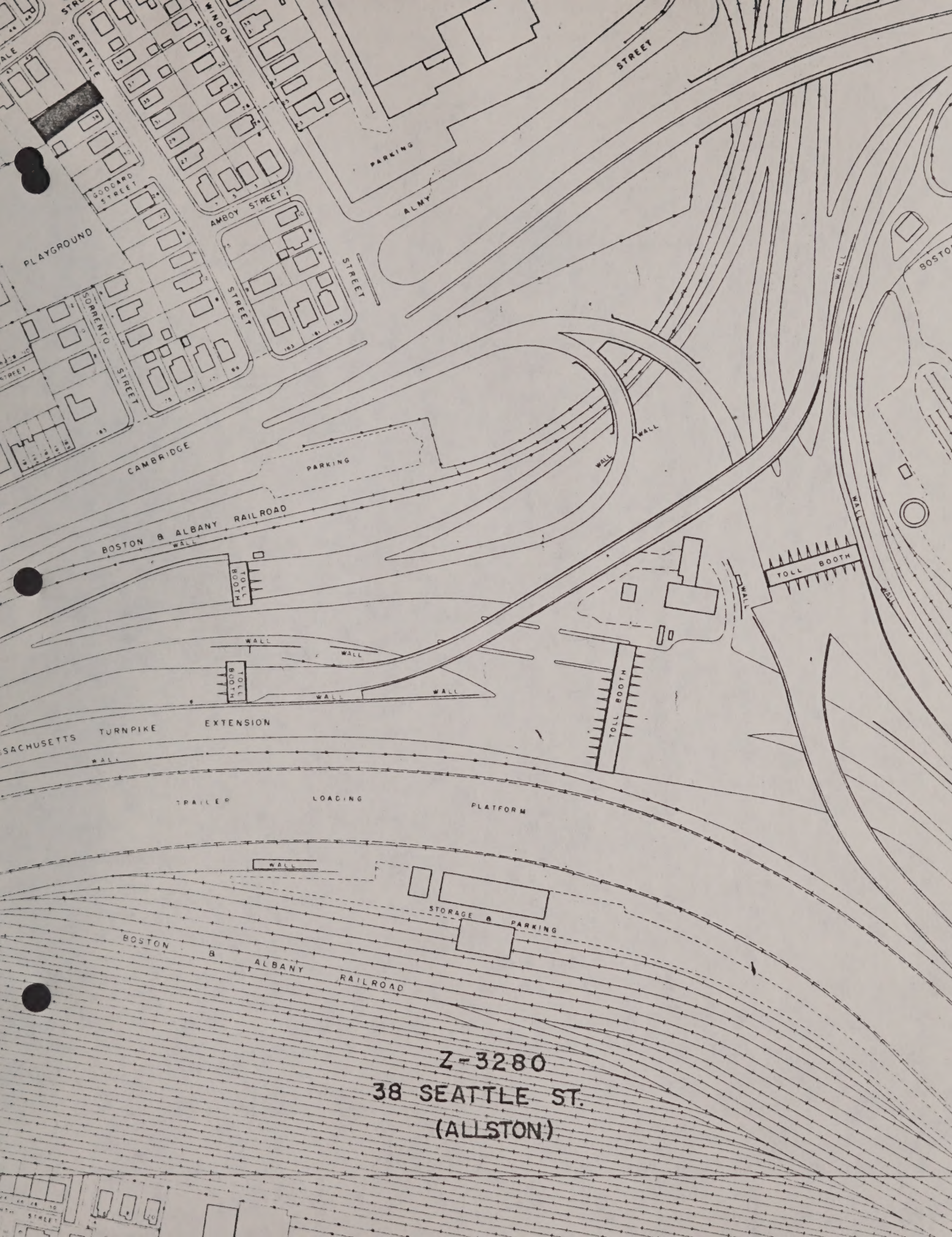
Purpose: to change occupancy from one-family dwelling to two-family dwelling.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families which does not meet the requirements for lot area is forbidden in an R-.5 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	3,000 sf	0

Proposed occupancy would be compatible with residential nature of the street and neighborhood. Recommend approval.

VOTED: In reference to Petition No. Z-3280, brought by William Corbett, Jr., 38 Seattle Street, Allston, for a forbidden use and a variance for a change of occupancy from a one-family dwelling to a two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Proposed occupancy would be compatible with residential nature of the street and neighborhood.



Z-3280
38 SEATTLE ST.
(ALLSTON)

Board of Appeal Referrals 3/20/75

Hearing date: 4/1/75

Petition No. Z-3281
Murne Realty Trust
Sol Goldman, Trustee
702 Massachusetts Avenue, Boston
at Harrison Avenue

Four-story structure - apartment (H-2) district.

Purpose: to change occupancy from a one-family dwelling to professional offices; to erect one-story addition.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. Professional offices are forbidden in an H-2 district.		
Section 15-1. Floor area ratio is excessive.	2	3
Section 18-4. Front yard is insufficient.	20 ft.	0
Section 20-1. Rear yard is insufficient.	11 ft.	1 ft.
Section 19-6. Side yard is insufficient.	10 ft.	0

Accessory uses would include clinical laboratory, prescription laboratory, and pharmacy. Neighborhood character is institutional, commercial, and residential (multifamily-lodging). The single-family occupancy apparently has not existed at this site for many years. Proposed facility opposite City Hospital would be appropriate. Recommend approval with design review proviso.

VOTED: That in reference to Petition No. Z-3281, brought by Murne Realty Trust, 702 Massachusetts Avenue, in the South End Urban Renewal Area, for a forbidden use and four variances for a change of occupancy from a one-family dwelling to professional offices and to erect one-story addition in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.



Z-3281

702 MASSACHUSETTS AV
(B.P.) CEMETERY

PARKING
AREA

Board of Appeal Referrals 3/20/75

Hearing date: 4/1/75

Petition No. Z-3282
Children's World Day Care Centers, Inc.
Marie Dias
63 Perrin Street, Roxbury
at Alaska Street

Two-story frame structure - residential (R-.8) district - Model Cities Area.

Purpose: to increase capacity of existing day care center from 15 to 46 children.

Violation:

Section 8-6. A change in a conditional use requires Board of Appeal approval.

Many of the additional children would attend directly from adjacent kindergarten (no streets to cross). Facility should comply with City and State regulations. Recommend approval with proviso.

VOTED: That in reference to Petition No. Z-3282, brought by Children's World Day Care Centers, Inc., 63 Perrin Street, Roxbury, in the Model Cities Area, for a conditional use to increase the capacity of an existing day care center from 15 to 46 children in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval provided the facility complies with City and State regulations.



Z-3282
63 PERRIN ST.
(ROX.)

Board of Appeal Referrals 3/20/75

Hearing date: 4/1/75

Petition No. Z-3283
Boston Housing Authority
55 Faneuil Street, Brighton
near Market Street

Three-story masonry structure - Faneuil Housing Project - residential (R-.5) district.

Purpose: to change occupancy from 12 apartments to 12 apartments and day care center.

Violation:

Section 8-7. A day care center is conditional in an R-.5 district.

Facility, to be located in the basement, would provide a much needed and beneficial service to residents of this development. Recommend approval.

VOTED: That in connection with Petition No. Z-3283, brought by Boston Housing Authority, 55 Faneuil Street, Brighton, for a conditional use for a change of occupancy from 12 apartments to 12 apartments and day care center in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Facility would provide a much needed and beneficial service to residents of this development.

Z-3283

55 FANEUIL ST.

(BRI.)



Board of Appeal Referrals 3/20/75

Hearing date: 3/25/75

Petition No. Z-3287
P & F Realty Trust
Feliciano Petruzzello
269 Newbury Street, Boston
near Gloucester Street

Four-story structure - general business (B-4-70) district.

Purpose: to change occupancy from five apartments and restaurant to three apartments, restaurant, offices, and stores.

Violations:

Section 8-7. Sale over the counter of on-premises-prepared food or drink for off-premises consumption, or for on-premises consumption if, as so sold, such food or drink is ready for take-out, is conditional in a B-4-70 district.

Section 8-7. A restaurant is conditional in a B-4-70 district.

Section 11-2. A free-standing sign is not allowed in a B-4-70 district.

Section 18-1. In the required front yard of an L or B district, public access to a basement below the grade of the nearest sidewalk requires Board of Appeal approval.

Essentially, the existing basement area would be remodeled to accommodate extension of restaurant at 267 Newbury Street and the first floor remodeled for retail and office space. Petitioner has received approval of the Back Bay Architectural Commission. Staff recommends the following: that exhaust system be approved by the Health and Hospitals Department; that a compacter be installed for rubbish removal; that outdoor restaurant service terminate at 11:00 P.M. daily; that arrangements be made with a nearby facility to provide off-street parking. Recommend approval with provisos.

VOTED: That in reference to Petition No. Z-3287, brought by P & F Realty Trust, 269 Newbury Street, Boston, for four conditional uses for a change of occupancy from five apartments to three apartments, restaurant, offices, and stores in a general business (B-4-70) district, the Boston Redevelopment Authority recommends approval with the following provisos: that exhaust system be approved by the Health and Hospitals Department; that a compacter be installed for rubbish removal; that outdoor restaurant service terminate at 11:00 P.M. daily; that arrangements be made with a nearby facility to provide off-street parking.



Z-3287
269 NEWBURY ST.
(B.P.)

AIRFIELD

DOUCESTER

HEREFORD

BEACON

NEWBURY

COMMONWEALTH

COMMONWEALTH

AVENUE

STREET

STREET

AVE

RAMP

MASSACHUSETTS
MTA

FIRE STATION
ENGINE 1
LADDER 15
POLICE STATION

RAMP

NEWBURY

DOOR

STREET

STREET

SPRING

EDGEMAN

STREET

Board of Appeal Referrals 3/20/75

Hearing date: 4/1/75

Petition No. Z-3289
Suffolk Franklin Savings Bank
230 Harvard Avenue, Allston
near Commonwealth Avenue

One-story masonry structure under construction - general business (B-1)
district.

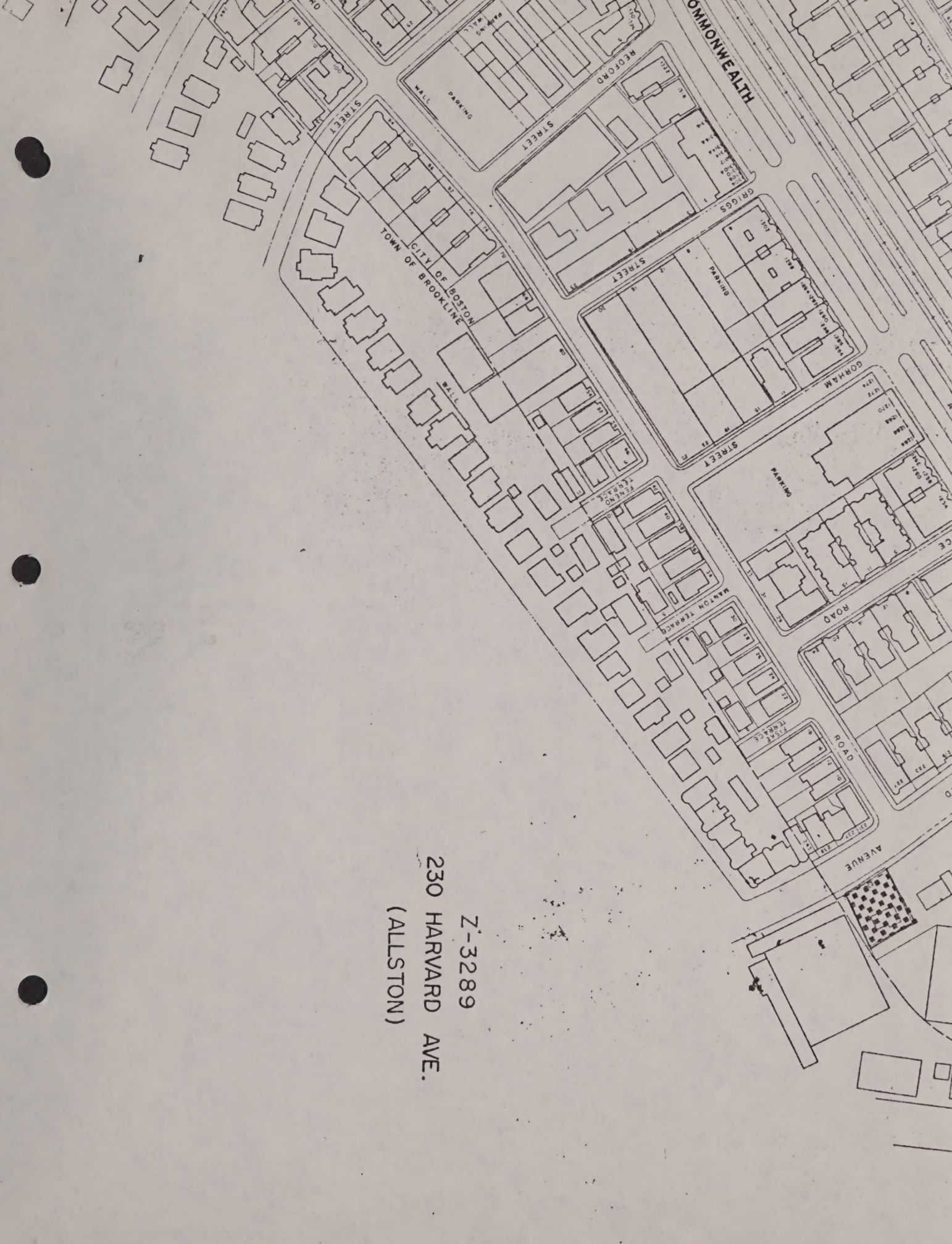
Purpose: to redesign structure for drive-in bank.

Violation:

Section 8-7. Drive-in bank is conditional in a B-1 district.

On December 30, 1974, petitioner received a building permit to erect a one-story branch banking office. It is now proposed to redesign the building for use as a drive-in facility. Plan indicates adequate traffic accommodation. Recommend approval with design review proviso with particular regard to proposed signs.

VOTED: That in connection with Petition No. Z-3289, brought by Suffolk Franklin Savings Bank, 230 Harvard Avenue, Allston, for a conditional use to redesign structure for use as a drive-in bank in a general business (B-1) district, the Boston Redevelopment Authority recommends approval provided plans for building and signs are submitted to the Authority for design review.



Z-3289
230 HARVARD AVE.
(ALLSTON)

